



TREE AND LANDSCAPE PACKET

July 16, 2024

TREE AND LANDSCAPE COMMITTEE AGENDA

Notice is hereby given that the Rockport Tree and Landscape Committee will hold a meeting on Tuesday, July 16, 2024, at 5:30 p.m. The meeting will be held at Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas.

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/BoardsCitizenParticipation> or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.



The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.

Regular Agenda

2. Deliberate and act on the May 23, 2024 minutes as presented.
3. Hear, deliberate, and act on a Tree Survey and Mitigation Plan presented for Daniels Forest Subdivision located at 116 Forest Hills, also known as Lot 26, Block 18, Rockport Country Club #2.
4. Hear, deliberate, and act on a Tree Survey and Mitigation Plan presented for Pearl Point Storage Bldg 6, located at 2258 FM 2165, also known as Lot 3B1, Block 1, RCC/Chance J1 Subdivision.
5. Discussion, consideration, and action regarding a request to the City Council to allow the Tree & Landscape Committee to expend funds for allowed expenditures from the Tree Mitigation Account with a “*not to exceed*” amount.
6. Discussion, consideration, and action regarding a request for an expenditure from the Tree Mitigation Fund in the amount of \$300.00 for the purpose of purchasing 24 Tanzfrosch 20 gallon Tree Watering Bags.
7. Update regarding Tree Mitigation and Preservation Account balance.
8. Old Business
 - a. Report regarding leasing of Billboards #212 and #764.
9. Adjourn.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213 ext. 225 or fax (361) 790-5966 or e-mail citysec@cityofrockport.com for further information. Braille is not available.

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Friday, July 12, 2024, by 5:00 p.m. and on the City's

website at www.cityoffrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.

Carey Dietrich

Carey Dietrich, Community Planner / Asst Director Building & Planning

TREE & LANDSCAPE COMMITTEE MINUTES

On this the 23rd day of May 2024, the Tree and Landscape Committee of the City of Rockport held a Meeting at 5:30 p.m. at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Shelly Steckler-Chairperson
Laura Denham
Carla Rinche-Belaire
Linda Frank

Members Absent

Karen Rester
Ginger Easton Smith
Andrea Hattman-Council Liaison

Staff Members Present

Carey Dietrich, Asst Director Bldg. & Dev, Community Planner, Building Official
Patti Dodson, Planning Technician
Judy Emerson, Code Enforcement
Belinda Garcia, Administrative Assistant
Robert Decker, Building Inspector
Brittany Aguirre-Assistant Director Parks & Recreation
Jonathon Huser-Parks & Recreation
Robert Argetsinger-IT

Guest(s) Present

Two (2)

Call to Order

1. Chairperson Steckler called the meeting to order at approximately 5:43 p.m.

Workshop Agenda

2. Deliberate and act on the October 12, 2024 minutes as presented.

Chairperson Steckler asked for motion to accept minutes. Motion to approve after staff review made by Member Linda Frank. Member Laura Denham seconded the motion. Motion to approve passed unanimously.

3. Hear, deliberate, and act on a proposed lease of billboards for the purpose of educating citizens as to the tree ordinances of the City of Rockport, Town of Fulton, and Aransas County. Expense had been approved by Council. Only \$270 more to go with 3 billboards.

Member Laura Denham made a motion to approve. Member Linda Frank seconded the motion. Motion passed unanimously.

Community Planner Carey Dietrich spoke.

4. Discussion, Consideration, and action on a request for an expenditure from the Tree Mitigation Fund in the amount of \$736.00 for the purpose of purchasing two (2) Haglof Mantax Black 950 mm Calipers for Code Enforcement to measure trees more accurately.

Member Linda Frank motioned to approve the purchase of one (1) Haglof Mantax Black 950 mm to measure new trees and one (1) DBH Forestry Tape to measure preserved trees. Member Laura Denham seconded the motion. The motion passed unanimously.

5. Discussion, consideration, and action regarding status and condition of trees planted on city property. **Discussion regarding getting a water meter at McDonalds and Soil Testing for Rookery Park.**

Community Planner Carey Dietrich spoke.

6. Discussion, consideration, and action regarding Tree Mitigation and Preservation Account balance. **Discussion regarding Grant money.**

Community Planner Carey Dietrich spoke.

7. Adjourn.

MOTION:

Motion to adjourn. **Chairperson Steckler made the motion to adjourn. Member Carla Rinche-Belaire seconded the motion.**

10. Adjournment.

There being no further business, Chairperson Steckler adjourned the meeting at approximately 6:03 p.m.

Prepared By:

Patti Dodson, Planning Technician

Approved By:

Shelly Steckler, Chairwoman

TREE & LANDSCAPE COMMITTEE AGENDA

Regular Meeting: Tuesday, July 16, 2024

AGENDA ITEM: 3

Hear, deliberate, and act on a Tree Survey and Mitigation Plan presented for Daniels Forest Subdivision located at 116 Forest Hills, also known as Lot 26, Block 18, Rockport Country Club #2.

SUBMITTED BY: Community Planner / Carey Dietrich

BACKGROUND: Property owner, Ocean Glory Homes, LLC – Reza Khalili, is developing a residential subdivision on Lot 26, Block 18, Rockport Country Club Estates #2. The Tree Survey and Mitigation Plan presented is for the tree removal in the R-O-W.



CITY OF ROCKPORT APPLICATION FOR TREE & LANDSCAPE PLAN REVIEW

INSTRUCTIONS: Please fill out completely, print in ink or use typewriter. If more space is needed, attach additional pages. Along with this application submit seven (7) copies of documentation as requested on the attached instruction sheet. Submit copy of landscaping plan if tree plan is included on same.

ADDRESS AND LOCATION OF PROPERTY: 116 FOREST HILLS, ROCKPORT, TEXAS

LEGAL DESCRIPTION: LOT 26, BLOCK 18, ROCKPORT COUNTRY CLUB ESTATES, UNIT 2, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 31, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

DESCRIPTION OF DEVELOPMENT: R.O.W. FOR 20 UNIT SINGLE FAMILY DEVELOPMENT

CURRENT ZONING OF PROPERTY: R-5

DIMENSIONS (square footage/acreage): 35,335 SF - .81 AC. 4.76 acres

PROPERTY OWNER/*REPRESENTATIVE - PRINT NAME: OCEAN GLORY HOMES, LLC.
REZA KHALILI

ADDRESS: 6901 SIR LANCELOT, CORPUS CHRISTI, TEXAS 78413

PHONE NUMBER(S): 361-765-8888

*If representative, do you have property owner's permission for this request? OWNER

Signed: E. D. Khalili

(Owner or Representative)

FILING FEE (payable to the City of Rockport): \$50.00 plus \$20.00 per acre

\$150.00 pd

Submit application and filing fee to: Department of Building & Development
City of Rockport
2751 S.H. 35 Bypass
Rockport, TX 78382

CL 12864

FOR CITY USE

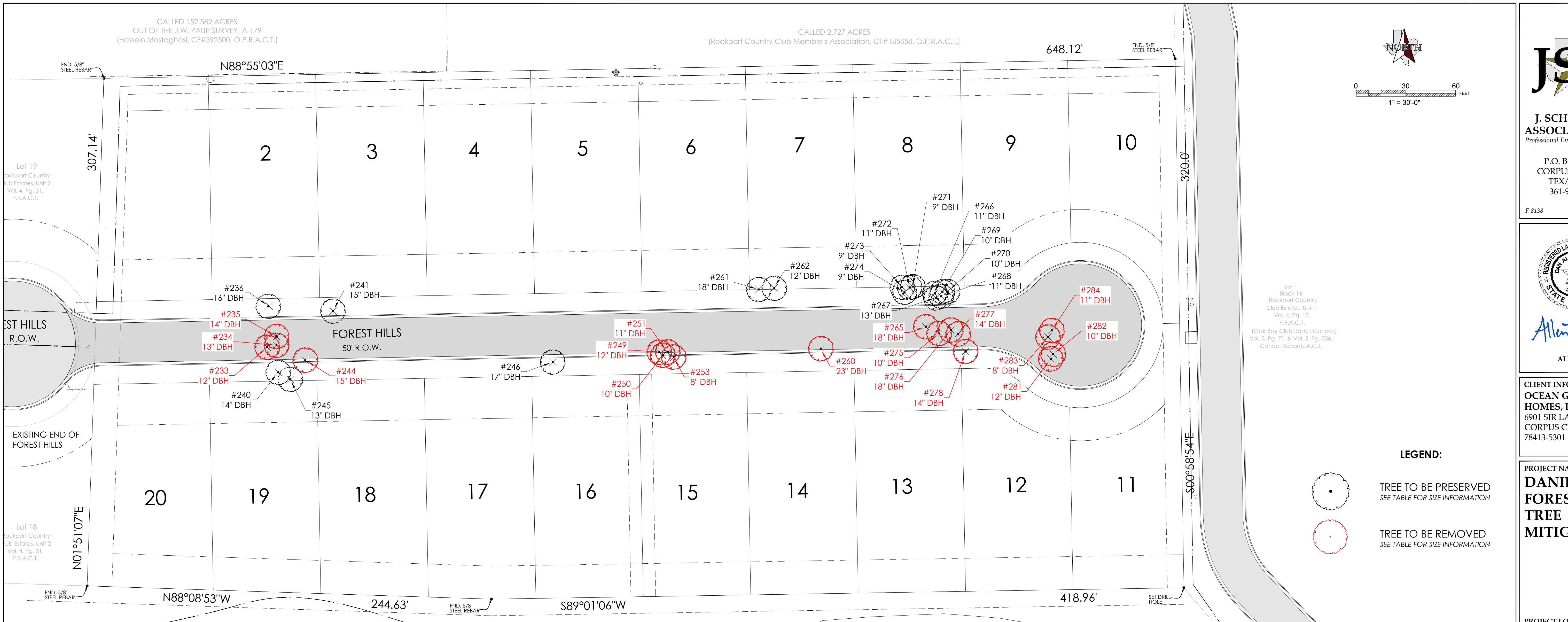
Received by: Bbr

Date: 7-11-2024

Fees Paid: \$150.00

Submitted information (accepted, rejected) by: _____

If rejected, reasons why: _____


TREES REMOVED:

#	NORTHING	EASTING	SIZE
233	13207812.92	2595856.61	12" TREE
234	13207814.09	2595862.241	13" TREE
235	13207819.41	2595862.232	14" TREE
244	13207805.08	2595879.687	15" TREE
249	13207809.92	2596093.816	12" TREE
250	13207807.88	2596095.784	10" TREE
251	13207809.77	2596098.68	11" TREE
253	13207806.7	2596102.463	8" TREE
260	13207811.87	2596191.331	23" TREE
265	13207825.32	2596254.985	18" TREE
275	13207821.26	2596263.084	10" TREE
276	13207823.3	2596270.158	18" TREE
277	13207820.96	2596274.664	14" TREE
278	13207810.34	2596279.105	14" TREE
281	13207805.83	2596330.577	12" TREE
282	13207808.7	2596332.084	10" TREE
283	13207819.07	2596328.96	8" TREE
284	13207823.05	2596331.313	11" TREE

TOTAL INCHES OF TREES >8" REMOVED: 233 "

TOTAL INCHES OF TREES >8" ON SITE: 431 "

TOTAL INCHES OF TREES >8" REMOVED: 233 "

TOTAL INCHES OF TREES PRESERVED: 198 "

MITIGATION INCHES NEEDED: 35 "

TREES PRESERVED:

#	NORTHING	EASTING	SIZE
236	13207837.65	2595857.818	16" TREE
240	13207797.7	2595863.281	14" TREE
241	13207834.73	2595896.416	15" TREE
245	13207793.45	2595870.582	13" TREE
246	13207803.93	2596029.312	17" TREE
261	13207847.82	2596154.024	18" TREE
262	13207848.78	2596163.269	12" TREE
266	13207845.49	2596260.439	11" TREE
267	13207842.73	2596261.122	13" TREE
268	13207843.72	2596264.337	11" TREE
269	13207846.46	2596265.055	10" TREE
270	13207846.55	2596268.216	10" TREE
271	13207849.56	2596247.165	9" TREE
272	13207849.03	2596245.236	11" TREE
273	13207849.17	2596240.786	9" TREE
274	13207846.12	2596242.118	9" TREE

TOTAL INCHES OF TREES PRESERVED: 198 "


0 30 60 FEET
1" = 30'-0"

JSA
J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Solutions

P.O. BOX 60733
CORPUS CHRISTI,
TEXAS 78466
361-906-2430
F-8138 TBAE BR 2671

DAN ALLEN BEYER
DIGITALLY SIGNED BY:
ALLEN BEYER, PLA
07/05/2024

CLIENT INFORMATION
OCEAN GLORY HOMES, LLC.
6901 SIR LANCELOT CORPUS CHRISTI, TX 78413-5301

PROJECT NAME
DANIEL'S FOREST TREE MITIGATION
DATE 07.05.2024
JOB NUMBER 00-000
FILE NAME DAN FOR TREES.dwg
REVISION NUMBER 00

REVISIONS

△	
△	
△	
△	
△	

SHEET TITLE
TREE MITIGATION PLAN
SHEET
0001
OF 0001

TREE & LANDSCAPE COMMITTEE AGENDA

Regular Meeting: Tuesday, July 16, 2024

AGENDA ITEM: 4

Hear, deliberate, and act on a Tree Survey and Mitigation Plan presented for Pearl Point Storage Bldg 6, located at 2258 FM 2165, also known as Lot 3B1, Block 1, RCC/Chance J1 Subdivision

SUBMITTED BY: Community Planner / Carey Dietrich

BACKGROUND: Property owner, Pearl Point Storage, LLC – Mark Uhr – Has submitted permitting documents for Building 6 of the Pearl Point Storage facility located at 3237 SH 35 Bypass. The Tree Survey and Mitigation Plan presented is for the construction of Building 6.



CITY OF ROCKPORT APPLICATION FOR TREE & LANDSCAPE PLAN REVIEW

INSTRUCTIONS: Please fill out completely, print in ink or use typewriter. If more space is needed, attach additional pages. Along with this application submit seven (7) copies of documentation as requested on the attached instruction sheet. Submit copy of landscaping plan if tree plan is included on same.

ADDRESS AND LOCATION OF PROPERTY: 2258 FM 2165

LEGAL DESCRIPTION: Lot 3-B1, Block 1, RCC/Chance J1 Subdivision, City of Rockport, Aransas County, Texas.

DESCRIPTION OF DEVELOPMENT: 21,225sf climate controlled self storage building

CURRENT ZONING OF PROPERTY: 118-15 B-1(11). General Business District - Storage Building

DIMENSIONS (square footage/acreage): 21,225sf building on a 53,889sf lot

PROPERTY OWNER/*REPRESENTATIVE - PRINT NAME: Pearl Point Storage, LLC (Mark Uhr)

ADDRESS: 3001 Traylor Blvd. Rockport, TX 78382

PHONE NUMBER(S): (361) 729-7474

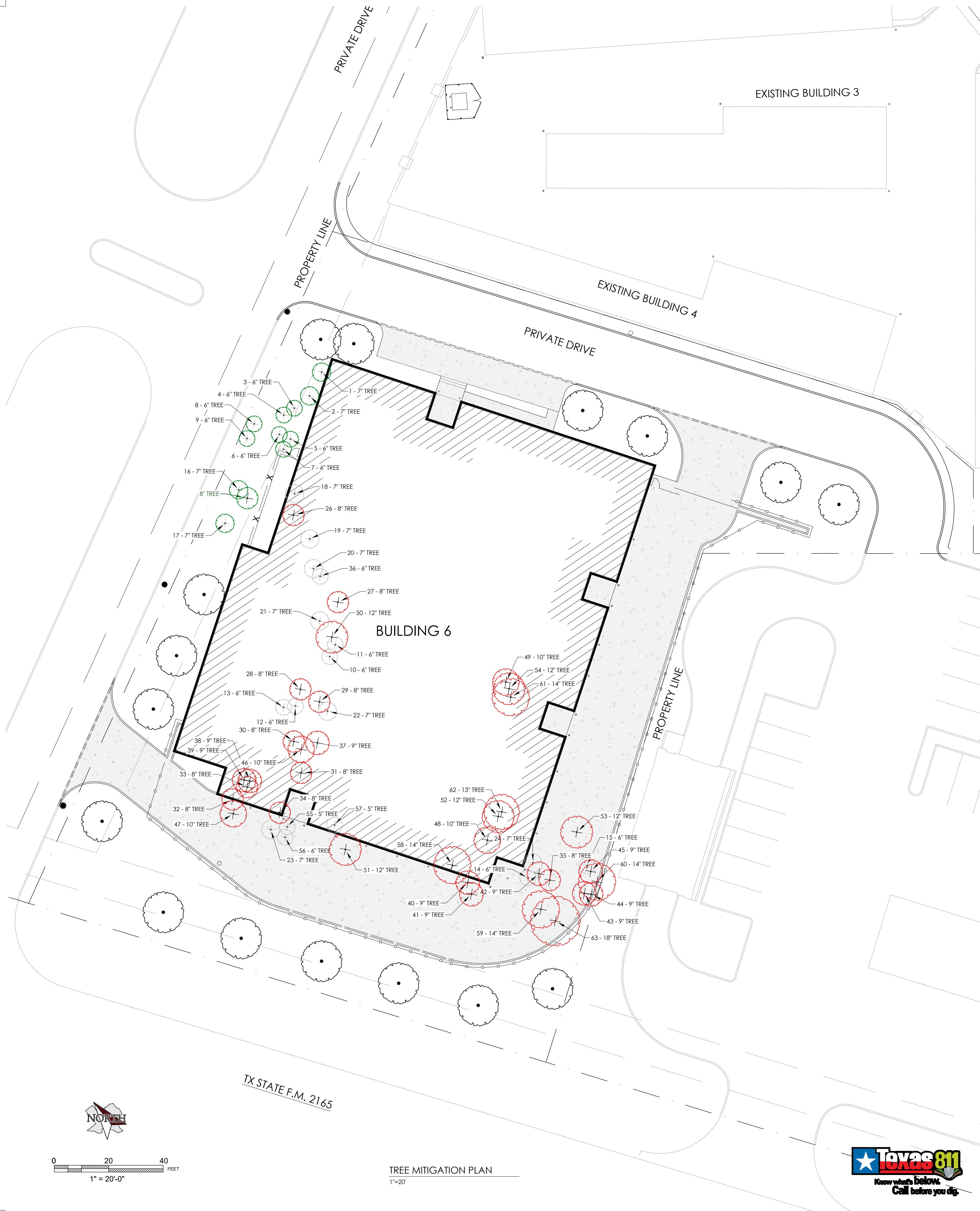
*If representative, do you have property owner's permission for this request? Yes

Signed: Mark Uhr
(Owner or Representative)

FILING FEE (payable to the City of Rockport): \$50.00 plus \$20.00 per acre

Submit application and filing fee to: Department of Building & Development
City of Rockport
2751 S.H. 35 Bypass
Rockport, TX 78382

FOR CITY USE		
Received by: _____	Date: _____	Fees Paid: \$ _____
Submitted information (<input type="checkbox"/> accepted, <input type="checkbox"/> rejected) by: _____		
If rejected, reasons why: _____		



TREES REMOVED:

#	Northing	Easting	Size
10	17102581.5	1293547.419	6" TREE
11	17102583.9	1293551.618	6" TREE
12	17102573.93	1293526.658	6" TREE
13	17102576.06	1293522.837	6" TREE
14	17102473.15	1293560.061	6" TREE
15	17102464.24	1293580.387	6" TREE
18	17102637.83	1293571.385	7" TREE
19	17102621.02	1293566.347	7" TREE
20	17102611.32	1293561.14	7" TREE
21	17102594.31	1293551.962	7" TREE
22	17102565.55	1293535.202	7" TREE
23	17102542.05	1293493.107	7" TREE
24	17102476.51	1293564.741	7" TREE
26	17102631.65	1293566.51	8" TREE
27	17102596.09	1293561.426	8" TREE
28	17102577.86	1293531.696	8" TREE
29	17102570.1	1293534.753	8" TREE
30	17102563.61	1293518.668	8" TREE
31	17102552.64	1293514.235	8" TREE
32	17102559.17	1293488.023	8" TREE
33	17102559.79	1293495.011	8" TREE
34	17102545.19	1293499.4	8" TREE
35	17102467.81	1293566.168	8" TREE
36	17102607.62	1293561.561	6" TREE
37	17102558.18	1293525.464	9" TREE

#	Northing	Easting	Size
38	17102561.09	1293497.094	9" TREE
39	17102562.5	1293495.571	9" TREE
40	17102484.4	1293541.026	9" TREE
41	17102480.16	1293539.659	9" TREE
42	17102472.03	1293564.262	9" TREE
43	17102456.51	1293573.733	9" TREE
44	17102454.77	1293575.6	9" TREE
45	17102461.71	1293580.296	9" TREE
46	17102559.67	1293519.221	10" TREE
47	17102554.7	1293485.214	10" TREE
48	17102493.01	1293555.884	10" TREE
49	17102536.56	1293594.929	10" TREE
50	17102586.87	1293552.213	12" TREE
51	17102520.3	1293511.292	12" TREE
52	17102497.82	1293564.141	12" TREE
53	17102476.51	1293584.432	12" TREE
54	17102533.87	1293594.454	12" TREE
55	17102539.37	1293498.64	5" TREE
56	17102536.68	1293495.792	6" TREE
57	17102529.86	1293513.189	5" TREE
58	17102492.93	1293540.073	14" TREE
59	17102460.9	1293557.327	14" TREE
60	17102457.3	1293580.02	14" TREE
61	17102530.97	1293593.197	14" TREE
62	17102498.47	1293566.182	13" TREE
63	17102454.34	1293559.185	18" TREE

TOTAL INCHES REMOVED: 348

TREES SAVED:

#	Northing	Easting	Size
1	17102668.62	1293605.202	7" TREE
2	17102664.02	1293596.579	7" TREE
3	17102663.57	1293589.391	6" TREE
4	17102663.73	1293584.778	6" TREE
5	17102655.06	1293581.703	6" TREE
6	17102658.85	1293579.315	6" TREE
7	17102653.52	1293577.432	6" TREE
8	17102667.36	1293574.012	6" TREE
9	17102664.49	1293568.754	6" TREE
16	17102650.88	1293555.393	7" TREE
17	17102643.67	1293544.218	7" TREE
25	17102646.5	1293556.23	8" TREE

TOTAL INCHES SAVED: 78

LEGEND:

- PROPOSED TREE
SEE LANDSCAPE PLAN FOR SIZE
- TREE TO BE REMOVED
SEE TABLE FOR SIZE INFORMATION
- TREE TO BE PRESERVED
SEE TABLE FOR SIZE INFORMATION

TOTAL INCHES OF TREES >8" ON SITE: 356
TOTAL INCHES OF TREES >8" REMOVED: 348
TOTAL INCHES OF TREES SAVED: 78
TOTAL INCHES OF PROPOSED TREES: 48 (16 - 3" TREES)
MITIGATION INCHES NEEDED: 222

**PEARL POINT
STORAGE ADDITION**

3257 TX-35
ROCKPORT, TX 78382

PROJECT NO. 2311
DATE: 06.12.2024
DRAWN:

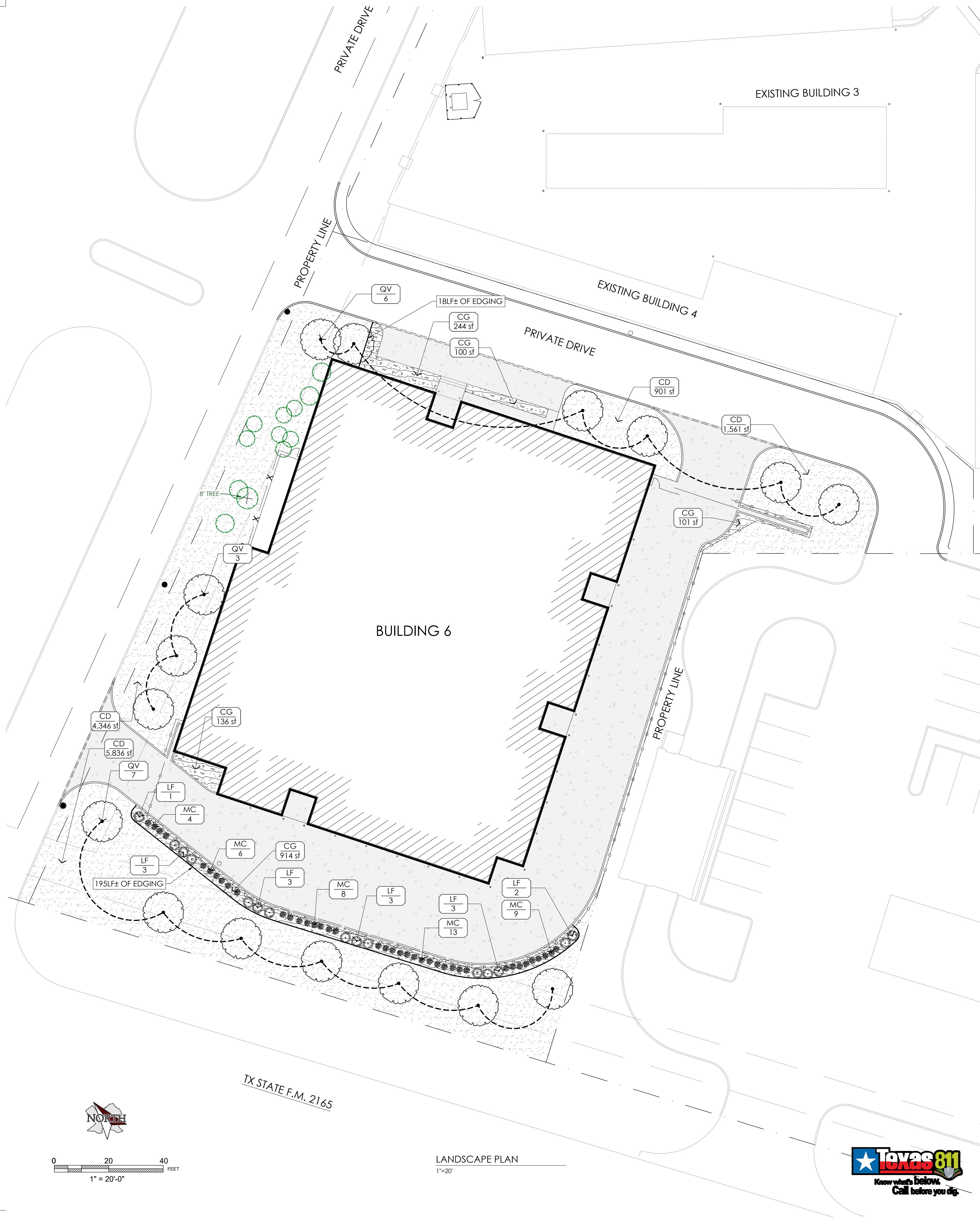
REVISIONS:

**TREE
REMOVAL
PLAN**
SHEET NO. L-01
J. SCHWARZ &
ASSOCIATES, INC.
Professional Engineering Solutions
F-8138 TBAE BR 2671

DALLENBACH-COLE
ARCHITECTURE
315 NINTH STREET - SUITE 1
SAN ANTONIO, TEXAS 78215
www.DALLENBACH-COLE.COM
P 210.493.2234

Allen Beyer
DIGITALLY SIGNED BY:
ALLEN BEYER, PLA
06/20/2024





GENERAL NOTES:

1. CONTRACTOR TO BID LANDSCAPING PER PLAN. VALUE ENGINEERING AND FINAL SELECTION OF PLANTING MATERIAL TO BE COORDINATED WITH OWNER, ENGINEER AND LANDSCAPE ARCHITECT BASED UPON PRICE AND LOCAL AVAILABILITY.
2. EXISTING TOPOGRAPHIC FEATURES ARE SHOWN AT APPROXIMATE LOCATIONS AND ELEVATIONS BASED ON FIELD MEASUREMENT, OBSERVATION AND AVAILABLE CITY RECORDS. CONTRACTOR SHALL UTILIZE THE TEXAS811 SYSTEM FOR THE LOCATION OF UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. DIAL 811 BY TELEPHONE OR ACCESS ONLINE AT TEXAS811.COM.
3. CONFLICTS WITH THE PLANS AND/OR SPECIFICATION FOUND BY THE CONTRACTOR, SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING CONSTRUCTION.
4. ALL CONSTRUCTION STAKING WILL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
5. ALL PLANT MATERIALS SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK."
6. ALL PLANT BEDS SHALL HAVE "DEWITT PRO-5 WEED BARRIER" (OR APPROVED EQUAL) INSTALLED UNDER MULCH.
7. ALL TREES PLANTED OUTSIDE OF PLANT BEDS SHALL BE PLANTED WITH A MULCH RING.
8. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
9. CONTRACTOR SHALL VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS. CONTRACTOR RESPONSIBLE FOR REPAIR TO ANY UNDERGROUND UTILITIES DAMAGED DUE TO INSTALLATION OF ANY ELEMENTS OF THE LANDSCAPE AND IRRIGATION PLANS.
10. IRRIGATION SYSTEM TO BE INSTALLED AND VERIFIED TO BE WORKING PROPERLY BY OWNER OR OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
11. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER PRIOR TO PLANTING.
12. PLANT MATERIAL TO BE MULCHED TO A DEPTH OF 3" UNLESS OTHERWISE NOTED ON THE DRAWINGS OR SPECIFICATIONS AND SOIL ADDED PER SPECIFICATIONS.
13. CONTRACTOR SHALL TAKE GREAT CARE IN PRESERVING EXISTING SIDEWALKS, SODDING, VEGETATION, AND SOILS TO REMAIN IN PLACE. UPON COMPLETION OF THE PROJECT, ANY DISTURBED SIDEWALK, SODDING, VEGETATION, OR SOILS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. RESTORATION OF THE SITE SHALL BE CONSIDERED A SUBSIDIARY TO MOBILIZATION/DEMOLITION.
14. OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT'S OR OWNER'S REPRESENTATIVE BEFORE MAKING ANY SUBSTITUTION OR CHANGES.
15. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL OR COMPOSITE EDGING UNLESS ADJACENT TO EXISTING CONCRETE SIDEWALK OR CURB.
16. QUANTITIES SHOWN ON THE PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANS AND IN THE PLANT LIST, QUANTITIES SHOWN ON THE PLAN SHALL APPLY.
17. SEE CIVIL PLANS FOR SITE LAYOUT. SEE ARCHITECTURE PLANS FOR BUILDING LAYOUT.
18. PLANTING AREAS WITHOUT IRRIGATION TO BE MANUALLY WATERED BY OWNER 2 TIMES PER WEEK AT 1" VOLUME EACH SESSION FOR A YEAR AFTER INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH CITY TO OBTAIN ALL PERMITS AND PAY ALL APPLICABLE FEES PRIOR TO COMMENCING CONSTRUCTION.
20. SEED / SOD ALL AREAS DISTURBED BY CONSTRUCTION NOT SHOWN IN PLANTING AREAS AND MANUALLY WATER UNTIL ESTABLISHMENT.
21. ANY PLANTING SHOWN ABOVE MINIMUM REQUIREMENTS SUBJECT TO REMOVAL / VALUE ENGINEERING BY OWNER.

PLANT SCHEDULE BUILDING 6

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
●	QV	16	Quercus virginiana / Southern Live Oak	45 gal	3 in.	10'-12'
SHRUBS						
LF	15	Leucophyllum frutescens / Texas Sage	5 gal			
MC	40	Muhlenbergia capillaris 'Gulf Coast' / Gulf Coast Muhy	3 gal			
GROUND COVERS						
CG	1,495 sf	Crushed Granite	3" Depth - Compacted			
CD	12,644 sf	Cynodon dactylon / Bermuda Grass	sod			

Landscape Calculations

City of Rockport, TX

(a) General

- (1) No artificial plant material used.
- (2) Sufficient permeable area provided
- (3) Irrigation Plan provided
- (4) Every parking spot is less than 64' from a tree.

(b) Specific

- 1 Landscaped area shall be 5 sf/ lf of street frontage or 15% of street yard (470 lf of ROW frontage)
Required: 2350 sf Provided: 12644 sf
- 2 Landscaped area at least 5' in depth between parking and ROW
Landscape bed provided between parking and ROW where required.
- 3 One tree per 50 lf of frontage. 1/2 point per sf of landscape area is required.

Trees Required: 9 Provided: 16

Points Required: 1175 Provided: 1859.4

QTY	SIZE	PTS
Trees	16	3'
Shrubs	55	3.5 gal.
Grass	12644	5 sf
		320
		275
		1264.4

PEARL POINT STORAGE ADDITION

3257 TX-35
ROCKPORT, TX 78382

DALLENBACH-COLE
ARCHITECTURE

315 NINTH STREET - SUITE 1
SAN ANTONIO, TEXAS 78215
www.DALLENBACH-COLE.COM
P 210.493.2234

PROJECT NO. 2311
DATE : 06.12.2024
DRAWN :
REVISIONS:

LANDSCAPE
PLAN

SHEET NO.

L-02



Allen Beyer
DIGITALLY SIGNED BY:
ALLEN BEYER, PLA
06/20/2024

JSA J. SCHWARZ &
ASSOCIATES, INC.
Professional Engineering Solutions
F-8138 TBAE BR 2671

General Notes:

1. EXISTING TOPOGRAPHIC FEATURES ARE SHOWN AT APPROXIMATE LOCATIONS AND ELEVATIONS BASED ON FIELD MEASUREMENT, OBSERVATION AND AVAILABLE CITY RECORDS. CONTRACTOR SHALL UTILIZE THE TEXAS811 SYSTEM FOR THE LOCATION OF UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. DIAL 811 BY TELEPHONE OR ACCESS ONLINE AT TEXAS811.COM.
2. CONFLICTS WITH THE PLANS AND/OR SPECIFICATION FOUND BY THE CONTRACTOR, SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING CONSTRUCTION.
3. ALL CONSTRUCTION STAKING WILL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK".
5. ALL PLANT BEDS SHALL HAVE "DEWITT PRO-5 WEED BARRIER" (OR APPROVED EQUAL) INSTALLED UNDER MULCH.
6. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
7. CONTRACTOR SHALL FIELD VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
8. IRRIGATION SYSTEM TO BE INSTALLED AND VERIFIED TO BE WORKING PROPERLY BY OWNER OR OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
9. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER PRIOR TO PLANTING.
10. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS OR SPECIFICATIONS.
11. CONTRACTOR SHALL TAKE GREAT CARE IN PRESERVING EXISTING SIDEWALKS, SODDING, VEGETATION, AND SOILS TO REMAIN IN PLACE. UPON COMPLETION OF THE PROJECT, ANY DISTURBED SIDEWALK, SODDING, VEGETATION, OR SOILS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. RESTORATION OF THE SITE SHALL BE CONSIDERED SUBSIDIARY TO MOBILIZATION/DEMOLITION..
12. OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT'S OR OWNER'S REPRESENTATIVE BEFORE MAKING ANY SUBSTITUTION OR CHANGES.
13. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL OR COMPOSITE EDGING UNLESS ADJACENT TO EXISTING CONCRETE SIDEWALK OR CURB.
14. QUANTITIES SHOWN ON THE PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANS AND IN THE PLANT LIST, QUANTITIES SHOWN ON THE PLAN SHALL APPLY.
15. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH CITY TO OBTAIN ALL PERMITS AND PAY ALL APPLICABLE FEES PRIOR TO COMMENCING CONSTRUCTION.

Landscape Specifications:

LANDSCAPE GRADING

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Final grade topsoil for finish landscaping.

1.2 RELATED SECTIONS

- A. The Drawings, other specifications, the general and supplementary conditions of the Contract apply to work specified in this section.

PART 2 - PRODUCTS

2.1 MATERIAL

- A. Existing Topsoil.

1. 3' of topsoil removed/excavated from site and stockpiled.
2. Stockpiled topsoil shall be cleaned of all stumps, stones over 2" in diameter, trash, debris and other materials deleterious to plant growth and free drainage of soil.
3. Contractor shall obtain, at the contractor's cost, an agricultural suitability analysis of the on-site topsoil for turf establishment from an accepted soils testing laboratory.
4. Contractor shall amend the on-site topsoil per the recommendations of the soils analysis, and shall submit a copy of the soils analysis to the owner for acceptance.
5. If additional topsoil is required, it shall conform to the following steps.

- B. Imported Topsoil (if required)

1. Native Topsoil from source approved by owner; 100 percent passing through 1-inch screen.
 - a. Sand (2,000 mm to 0.50 mm): 40 to 50 percent.
 - b. Silt (0.050 mm to 0.005 mm): 30 to 40 percent.
 - c. Clay (0.005 mm and smaller): 10 to 30 percent.
2. Free of subsoil, brush, stumps, roots, organic litter, objectionable weeds, clods, shale, stones 1-inch minimum dimension or larger, or other material harmful to grading, planting, plant growth, or maintenance operations.
3. Presence of vegetative parts of Bermuda grass, Johnson grass, nut grass (*Cyperus rotundus*), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify building and trench backfilling have been inspected.

3.2 SUBSTRATE PREPARATION

- A. Apply herbicide, per manufacturer's specifications, to all areas of the project site shown to receive new seeding, sodding, landscape improvements, or mulching.
- B. Eliminate uneven areas and low spots.

- C. Remove debris, roots, branches, stones (in excess of 2" in size). Remove subsoil contaminated with petroleum products.

- D. Scarify surface to depth of 3 inches where topsoil in scheduled. Scarify in areas where equipment used for hauling and spreading topsoil has compacted soil.

3.3 PLACING TOPSOIL

- A. Place topsoil in 4" lifts (maximum) in areas where new landscape planting is required. Place topsoil during dry weather.
- B. Place topsoil as required in new parking areas and adjacent to building areas to provide adequate soil for new planting and insure proper drainage. Provide a minimum of 3-inch layer of stock-piled, amended, or imported topsoil over all new landscape areas.

- C. Fine grade topsoil to eliminate rough or low areas. Maintain profiles and contour of subgrade.

- D. Remove roots, weeds, rocks, and foreign material while spreading.
- E. Manually spread topsoil close to existing plant life, to prevent damage.
- F. Roll placed topsoil.
- G. Dispose of surplus subsoil and topsoil as directed by owner.
- H. Leave stockpile area and site clean and raked, ready to receive landscaping.

3.5 TOLERANCES

- A. Top of topsoil: Plus or minus 1 inch.
- B. PROTECTION

- A. Protect landscaping and other features remaining as final work.
- B. Protect existing structures, fences, sidewalks, utilities, paving and curbs.

END OF SECTION

TREES, SHRUBS AND GROUND COVER

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Furnish and Install trees, shrubs, ground cover and soil amendments.
- B. Maintenance

1.2 LUMP SUM PRICE - MEASUREMENT AND PAYMENT

- A. Plants: By lump sum. Include preparation of planting soil mix, planting, watering and maintenance to specified time period.

1.3 REFERENCES

- A. ANSI Z60.1 - Nursery Stock
- B. NAA (National Arborist Association) - Pruning Standards for Shade Trees.
- C. American Association of Nurserymen, Inc.; American Standard for Nursery Stock, 2004 (ANSI Publication Z60.1 - 2004).

1.4 DEFINITIONS

- A. Weeds: Include Dandelion, Jimsonweed, Quackgrass, Horsetail, Morning Glory, Rush grass, Mustard, Lambsquarter, Chickweed, Cress, Crabgrass, Canadian Thistle, Nutgrass, Poison Oak, Blackberry, Tansy Ragwort, Bermuda Grass, Johnson Grass, Poison Ivy, Nut Sedge, Nimble Will, Bindweed, Bent grass, Wild Garlic, Perennial Sorrel, and Brome grass.
- B. Plants: Living trees, plants, and ground cover specified in this Section, and described in ANSI Z60.1.

1.5 SUBMITTALS

- A. Certificates
 1. Submit fertilizer analysis with invoice.
 2. File with Owner prior to material acceptance.
- B. Product Data: Submit list of plant life sources.
- C. Maintenance Instructions: Submit written maintenance schedule for maintaining plant material after completion of job to Owner before final inspection.

1.6 QUALITY ASSURANCE

- A. Nursery Qualifications: Company specializing in growing and cultivating the plants with three years documented experience.
- B. Installer Qualifications: Company specializing in installing and planting the plants with three years documented experience on projects of similar size.
- C. Maintenance Services: Performed by Installer.
- D. Pest Control Applicator: Licensed landscape pest control advisor.
- E. Comply with American Joint Committee of Horticulture Nomenclature "Standardized Plant Names", American Association of Nurserymen, Inc. American Standard for Nursery Stock.
- F. Provide plant material as shown on Drawings. Plants shall be subject to inspection and approval by Owner at place of growth or upon delivery to site for conformity to specified requirements.
- G. Samples: Owner reserves right to take and analyze samples of materials. Furnish samples upon request.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Preparation for Delivery.
 1. Balled and Burlapped (BB) Plants
 - a. Dig and prepare for shipment in manner that will not damage roots, branches, shape and future development after planting.
 - b. Ball with firm, natural ball of soil.
 - c. Wrap ball firmly with burlap.
 2. Pack plant material to protect against climatic, seasonal, and breakage injuries during transit.
 3. Securely cover plant tops with tarpaulin or canvas to minimize wind whipping and drying. Use antidesiccant upon approval of Owner.
 4. Pack and ventilate to prevent sweating of plants during transit by rail. Ensure prompt delivery and careful handling to point of delivery at planting job site.
- B. Delivery
 1. Fertilizer and Soil Amendments: Original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State law.
 2. Plants: Provide legible identification labels. Minimum on plant of each species delivered to site shall have identification tag. Do not remove tag until after final inspection.
 - a. Prevent damage to root ball or desiccation of leaves.
 - b. Notify Owner 10 days in advance of delivery.
 3. Peat Moss: Original, unopened and unbroken packages.
 - C. Inspect trees, shrubs and ground cover plants for injury, insect infestation and trees and shrubs for improper size and shape.
 - D. Storage
 1. Protect roots of plant material from drying or other possible injury with soil or acceptable material.
 2. Store plant material in area which is shaded and protected from weather.
 3. Maintain and protect plant material not to be planted immediately upon delivery in healthy, vigorous condition.

E. Handling

1. Do not drop plants.
2. Do not pick up container or balled plants by stem or trunks.
3. Lift and handle balled plants from bottom of ball.

1.8 ENVIRONMENTAL REQUIREMENTS

- A. Do not install plant life when ambient temperatures may drop below 35 degrees F (2 degrees C) or rise above 95 degrees F (32 degrees C).
- B. Do not install plant life when wind velocity exceeds 30 mph (48k/hr).

1.9 SCHEDULING

- A. Install trees, shrubs, and ground cover plants prior to lawn installation.
- B. Coordinate scheduling with underground irrigation system installation.

1.10 WARRANTY

- A. Warrant plant material to be in healthy, vigorous and attractive growing condition for period of 6 months for shrubs and ground cover and 1 year for trees after Final Acceptance.
- B. Replace plants which die, become diseased or unhealthy, or are otherwise found to be in poor condition, as determined by Owner.
- C. Warranty will not apply to damage or injury to plant materials caused by vandalism, vehicles (not owner by contractor) and storms.
- D. Replace plants within 15 days of written notification by Owner.

PART 2 - PRODUCTS

2.1 TREES, PLANTS AND GROUND COVER

A. Plants:

1. Type and Size: As shown on Drawings.
2. Plants shall have normal habit of growth and shall be sound, healthy vigorous and free of insect infestations, plant disease, sunscalds, windburn, knots, injuries, fresh abrasions of bark, excessive abrasions, or other objectionable disfigurements.
3. Root Conditions of Plants Furnished in Containers: Determine condition by removal of earth from roots of not less than two plants or more than 2 percent of total number of plants of each species or variety. Where container grown plants are from several sources, roots of not less than two plants of each species or variety from each source will be inspected. In case sample plants inspected are found to be defective, Owner reserves right to reject entire lot or lots of plants represented by defective samples. Owner will be sole judge as to acceptability. Plants rendered unsuitable for planting will be considered samples.
4. Root Conditions of Balled and Burlapped Plants: Determine condition by examination of plant balls and removal of 1/3 to 1/2 of burlap covering from not less than two plants or more than 2 percent of the total number of plants of each species or variety. Where balled and burlapped plants are from several sources, ball of not less than two plants of each species or variety from each source will be inspected. In case sample plants inspected are found to be defective, Owner reserves right to reject entire lot or lots of plants represented by defective samples. Owner will be sole judge as to acceptability. Plants rendered unsuitable for planting will be considered samples.
5. Size and shape of plants shall correspond with that normally expect for species and variety of commercially available nursery stock or as shown on Drawings. Overall shape and minimum acceptable size of plants measured before pruning with branches in normal position shall conform to AAN standards. Plants larger in size than specified may be used with approval of Owner, at no additional cost to Owner. If use of larger plants is approved, ball of earth or spread of roots for each plant will be increased proportionally.
6. Plant material shall be true to botanical and common name and variety.

B. Trees:

1. Weak, thin trunks not capable of support will not be acceptable.
2. Trees with specified trunk caliber of 3 inches or more shall not branch less than 4 feet above finish grade, unless specified as multi-trunk.
3. Trunks:
 - a. Sturdy, with hardened systems and vigorous and fibrous root systems which are not root or pot-bound.
 - b. Single straight trunks unless otherwise shown on Drawings.
- C. Nursery Grown and Collected Stock:
 1. Provide nursery grown stock except as shown on Drawings or as approved by Landscape Architect; grown under climatic conditions similar to those in locality of project.
 2. Provide container grown or balled and burlapped stocks (as indicated on drawings) in vigorous, healthy condition. Plants that are root bound, with root system hardened off, or with damaged root balls will not be acceptable.
 3. Balled and Burlapped stock will have firm root balls with no loose or fractured soil. Balled and burlapped stock will have been collected and re-balled if necessary no less than 4 months prior to delivery at job site.
 4. Use well established liner to stock plant material, in removable containers or formed homogeneous soil sections.

2.2 SOIL AND AMENDMENT MATERIALS

A. Imported Topsoil for Prepared Soil Mixtures

1. Sandy loam from source approved by owner; 100 percent passing through 1-inch screen.
 - a. Sand (2,000 mm to 0.50 mm): 40 to 50 percent.
 - b. Silt (0.050 mm to 0.005 mm): 30 to 40 percent.
 - c. Clay (0.005 mm and smaller): 10 to 30 percent.
2. Free of subsoil, brush, stumps, roots, organic litter, objectionable weeds, clods, shale, stones 1-inch minimum dimension or larger, or other material harmful to grading, planting, plant growth, or maintenance operations.

3. Presence of vegetative parts of Bermuda grass, Johnson grass, nut grass (*Cyperus rotundus*), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.

B. Fertilizer: Uniform composition, pelletized; to the following minimum proportions:

1. Nitrogen: 10 percent or 12 percent.
2. Phosphoric Acid: 10 percent or 12 percent.
3. Potash: 10 percent or 12 percent.

- C. Organic Soil Conditioner: Soil Building Systems, "Acid Gro Premix"; (214) 239-4777, or approved equal.

- D. Sharp Sand: Clean, washed sand, fine to coarse sizes, free of clay lumps or other objectionable materials.

E. Root Activator: Carl Pool Root Activator

- F. Mulch: Composted and finely shredded Hardwood of no more than 2" size in any dimension free of insects, debris, trash, weeds, seeds, and other foreign or noxious materials. Texas Native Hardwood Mulch or approved equal.

G. Controlled Release Fertilizer Tablets:

1. Gram tablets with following percentages of available nutrients by weight:

- a. Nitrogen: 28 percent
- b. Phosphorus: 8 percent
- c. Potassium: 4 percent

H. Peat Moss: Shredded, loose, Canadian, Dutch, or German sphagnum moss; free of lumps, roots, inorganic material or acidic materials; minimum of 85 percent organic material measured by oven dry weight, pH range of 4 to 5; moisture content of 30 percent.

I. Water: Potable, available on site.

2.3 ACCESSORIES

- A. Landscape Edging: Bend-A-Board Plastic Edging - Brown, or approved equal.
- B. Stakes: Stakes for supporting trees shall be 2"x8" Lodgepole Stakes. (or approved equal)
- C. Tree Ties: "Arbor Tie" synthetic tree tie, Deeproot Inc. (or approved equal)

3.1 EXAMINATION

- A. Verify established grades are correct; determine locations of underground utilities prior to planting.
- B. Areas shall be free of weed and foreign material prior to planting.
- C. Do not begin planting until deficiencies are corrected, or plants replaced. To begin work indicates acceptance of site conditions.
- D. Do not begin planting until irrigation system has been installed and its proper function confirmed.
- E. Saturate soil with water to test drainage.

3.2 PROTECTION

- A. Protect lawn areas from vehicular traffic and from material storage.

CONTINUE FROM PREVIOUS PAGE

H. Planting Mixture for Trees and Pocket Planting of Large Shrubs 5 gallons and Larger:

1. Topsoil: Two Parts
2. Organic Soil Conditioner: One Part.
3. Sharp Sand: One Part.
4. Water Release Crystals: Thoroughly incorporate into mixture in accordance with the following rates:
 - a. Trees: $\frac{1}{2}$ cup per inch of trunk caliper, measured 6 inches above root ball.
 - b. Shrubs:
 - i. 1 gallon: 1-1/2 tsp.
 - ii. 2 gallon: 1 tbsp.
 - iii. 3 gallon: 1-1/2 tbsp.
 - iv. 5 gallon: 2-1/2 tbsp.
 - v. 10 gallon: 5 tbsp.
 - c. Ground Cover beds: 2-1/2 pounds per 100 square feet rototilled 4 inches to 6 inches deep into soil.

I. Seedling Tree Pits:

1. Organic Soil Conditioner: One Part.
2. Existing Soil: Four Parts
3. Water Release Crystals: 2 tablespoons.

3.4 PLANTING

- A. Plant during periods when weather and soil conditions are suitable and in accordance with locally accepted practice, or as approved by Owner.
- B. Distribute number of plants which can be planted and watered on same day.
- C. Open containers and remove plants in manner to not break root ball. Plant and water as specified immediately after removal from containers. Do not open containers prior to placing plants in planting area.
- D. Set plants in pits at level shown on Drawings. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around plant ball. Thoroughly settle plant by watering and tamping mixture. Rake planting beds level before and after planting. Thoroughly water trees and shrubs. Stake and guy trees as shown on Drawings.

E. Balled Plants:

1. Place in pit on hand tamped planting mixture.
2. Place with burlap intact so location of ground line at top of plant ball shall be same as prior to digging.
3. Remove binding at top of ball and lay burlap back from top of plant ball.
4. Do not pull wrapping from under ball.
5. Do not plant if ball is cracked or broken before or during planting process or if stem is loose.
6. Backfill with planting mixture.

F. Container-Grown Plants

1. Cut cans on two sides with can cutter.
2. Do not injure root ball.
3. Remove plants without injury or damage to root balls. Superficially cut edge roots with knife on three sides.
4. Place in pit on hand tamped planting mixture.
5. Backfill with planting mixture.

G. Mulching

1. Cover watering basins or planting beds evenly with layer of mulch minimum 3 inches deep, after settlement.
2. Areas on slopes designated to receive erosion control netting shall not be mulched.
3. Water immediately after mulching.
4. Hose down planting areas with fine spray to wash mulch off of leave and plants.

H. Pruning

1. Prune minimum necessary to remove injured twigs and branches, deadwood, suckers.
2. Do not prune evergreens, except to remove injured branches.
3. Pruning may not be done prior to delivery.
4. Make cuts flush leaving not stubs.
5. Paint cuts over $\frac{1}{4}$ inch diameter with tree wound paint.

I. Root Activator: Use on trees as recommended by manufacturer.

J. Landscape Edging: Install as shown on drawings and in accordance with manufacturers recommendations.

K. Staking and Guying: Stake trees immediately after planting as shown on Drawings.

1. Wrap stakes with reflective tape at one foot intervals when tree pits are within 15 feet of pedestrian walks, drives or parking.

L. Ground Covers

1. Plant in straight rows and evenly spaced, unless otherwise shown, at intervals shown on Drawings. Use triangular spacing unless otherwise shown on Drawings.
2. Irrigate immediately after planting until entire area is soaked to full depth of each root ball.

3. Protect plants after planting. Repair damage to plants caused by trampling or other operations.

M. Controlled Release Fertilizer: Provide fertilizer tablets in accordance with manufacturer's instructions of following rates:

1. Shrubs, less than 5 gallons: None
2. Shrubs, 5 gallons or larger: Two each
3. Trees: One tablet per $\frac{1}{2}$ inch of trunk caliper, measured 1 foot above top of root ball.

N. Watering

1. Water as required when soil moisture is below optimum level for best plant growth.
2. Coordinate watering with Owner and recommend water schedule for areas to be watered with landscape irrigation system as well as those to be watered manually.

O. Pruning: Prune trees or plant materials or trim in accordance with NAA; alter shape with approval of Owner. Removal of branch leaders (TIPS) will not be acceptable.

3.5 CLEANING

- A. Remove trash, excess soil, empty plant containers, and rubbish from property. Repair scars, ruts or other remarks in ground. Leave ground in neat and orderly condition throughout site.
- B. Wash down paved areas, leaving premises in clean condition.

3.6 ADJUSTING

- A. Trees, plants and ground cover shall be in healthy growing condition, weed free, pruning complete and taking and guying secure.
- B. Mark materials not conforming to specified requirements as defective and rejected; remove from site and replace with new.
- C. Remove dead, injured or diseased materials, or materials not true to name or size; replace with new.
- D. Repair damage to trees, plants, ground cover and lawns.

END OF SECTION

SODDING

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Preparation of subsoil
- B. Sod Installation

1.2 RELATED SECTIONS

- A. Section 02910 - Soil Preparation: Preparation of subsoil and placement of topsoil in preparation for the work in this section.

1.3 LUMP SUM PRICE - MEASUREMENT AND PAYMENT

- A. Sodding: By the lump sum, complete and installed. Includes fine grade work, soil preparation as specified in Section 02910, placement, watering and rolling. Complete and installed turfgrass sod, including overseeding as required per plans.

1.4 REFERENCES

- A. TPI (SPEC) - Guideline Specifications to Turfgrass Sodding: Turfgrass Producers International; 1995.

1.5 SUBMITTALS

- A. Certification: Submit certification of grass species and location of sod source.

1.6 QUALITY ASSURANCE

- A. Sod Producer: Company specializing in sod production and harvesting with minimum five years' experience, and certified by the State of Texas.
- B. Installer Qualifications: Company approved by the sod producer.

1.7 DELIVER, STORAGE AND HANDLING

- A. Deliver sod in pallets or rolls on flatbed truck. Protect exposed roots from dehydration.
- B. Do not deliver more sod than can be laid within 24 hours.

1.8 WARRANTY PERIOD

- A. Time Period: Warrant that all lawns and grasses shall be in a healthy and flourishing condition of active growth six (6) months from date of Final Acceptance.
- B. Appearance During Warranty: Lawns shall be free of dead or dying patches, and all areas shall show foliage of a normal density, size and color. Complete lush cover with no brown sections or cracks showing.
- C. Delays: All delays in completion of planting operations which extend the planting into more than one planting season shall extend the Warranty Period correspondingly.
- D. Exceptions: Contractor shall not be held responsible for failures due to neglect by Owner, vandalism, etc. during warranty period. Report such conditions in writing.
- E. Replacements: Replace, without cost to Owner, and as soon as weather conditions permit, all lawns and grasses not in a vigorous, thriving condition, as determined by Landscape Architect during and at the end of the Warranty Period.
- F. Matching: Closely match all replacement sod with adjacent areas of lawn or grass. Apply all requirements of the Specification to all replacements.

1.9 FINAL ACCEPTANCE

- A. Work under this section will be accepted by Landscape Architect upon satisfactory completion of all work, but exclusive of re-application under the Guarantee Period.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Sod: TPI, Certified Turfgrass Sod quality; cultivated grass sod; types indicated in plant schedule on Drawings; with strong fibrous root system, free of stones, burned or bare spots, relatively free of thatch; free from diseases and harmful insects; containing no more than 5% grassy and/or broadleaf weeds per 1000 sf; minimum age of 18 months, with root development that will support its own weight without tearing, when suspended vertically by holding the upper two corners.
- B. Sod shall be rejected if found to contain the following weeds: Quackgrass, Johnson Grass, Poison Ivy, nimbleweed, thistle, bindweed, bentgrass, perennial sorrel, bromegrass.
- C. Topsoil: As specified in Section 02910 - Soil Preparations.
- D. Fertilizer: As specified in Section 02910 - Soil Preparations.
- E. Water: Clean, fresh and free of substances or matter which could inhibit vigorous growth of grass.

2.2 ACCESSORIES

- A. Wood Pegs: Softwood, sufficient size and length to ensure anchorage of sod on slopes.

2.3 HARVESTING SOD

- A. Machine cut and palletized sod in accordance with TPI Guidelines.
- B. Cut sod with minimum $\frac{1}{2}$ inch and maximum 1 inch clay base.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that prepared base is ready to receive the work of this section.

3.2 SOD BED PREPARATION

- A. Prepare subgrade in accordance with Section 02910.
- B. Final Grading
 1. Stones, Weeds, Debris: Verify that all areas to receive lawns are clear of stones larger than 1 inch diameter, weeds, debris and other extraneous material.
 2. Grades: Verify that grades are established as specified in Section 02910. Verify that soil preparation and fertilization has been installed. Report all variations in writing.
 3. Rake areas to set exact line and final finish grade.
- C. Soil Moisture:
 1. Excessive Moisture: Do not commence work of this section when soil moisture content is so great that excessive compaction will occur, not when it is so dry that dust will form in air or that clods will not break readily.
 2. Inadequate Moisture: Apply water, as necessary, to bring soil to an optimum moisture content for planting, immediately prior to laying the sod.
 3. Timing: Sod immediately thereafter, provided the sod-bed has remained friable.

3.3 LAYING SOD

- A. Moisten prepared surface immediately prior to laying sod.
- B. Lay sod within 24 hours after harvesting to prevent deterioration.
- C. Lay the first row of sod in a straight line, with subsequent rows parallel to and set tight with no open joints visible, and no overlapping; stagger lateral joints 12 inches minimum. Do not stretch or overlap sod pieces.
- D. Lay smooth.
- E. Cut sod to fit curves with a sharp knife.
- F. Place top elevation of sod $\frac{1}{2}$ inch below adjoining paving as applicable.
- G. On berms and slopes lay sod with strips parallel to contours.
- H. On slopes of 4:1 and steeper, lay sod perpendicular to slope and secure every row with wooden pegs at maximum 1 $\frac{1}{2}$ feet o.c. Drive pegs flush with soil portion of the sod.

- I. Water sodded areas immediately after installation. Saturate sod to 6 inches of soil.
- J. After sod and soil have dried, roll sodded areas to ensure good bond between sod and soil and to remove minor depressions and irregularities. Roll sodded areas with roller not exceeding 200 lbs.

- K. Grade tolerance for all sodden areas shall be as specified in Section 02910.

- L. Immediately after installation of sod, remove sod clumps and soil, wash off any plant materials and remove so from pavement areas. Keep all areas clean during the maintenance period.

3.4 MOWING

- A. Sod shall be mown to a height of 1" at first mowing, or to a height such that no more than 40% of leaf height is removed.
- B. If a height of 1" is not achievable at first mowing, it shall be accomplished at the second mowing.
- C. The first mowing of the sod after installation shall be performed by the installation contractor, and shall not occur sooner than ten (10) calendar days after installation.
- D. Care shall be taken not to damage grade during mowing operations.

3.5 CLEAN-UP

- A. General: Keep all areas of work clean, neat and orderly at all times. Keep all paved areas clean during planting operations.
- B. Debris: Clean up and remove all deleterious materials and debris from the entire work area prior to Final Acceptance.

END OF SECTION

SECTION 02910

SOIL PREPARATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Provide testing and/or certification of soils.

1.2 RELATED SECTIONS

- A. SODDING (this sheet)

1.3 LUMP SUM PRICE - MEASUREMENT AND PAYMENT

- A. The following items will be priced by the lump sum, complete and installed: Supply and Placement of Imported Topsoil.

- B. Includes appropriate testing, amendments, fertilization as specified.

PART 2 - PRODUCTS

2.1 IMPORTED TOPSOIL

- A. Imported topsoil shall be furnished as specified: A fertile, friable, loam soil without admixture of subsoil and free of stones, stumps, roots, trash, debris and other materials deleterious to plant growth or free drainage of soil.

1. Analysis: Obtain an agricultural suitability analysis of the proposed topsoil from an accredited soils laboratory at Contractor's cost. Provide a comparison sample of on-site together with the proposed import soil for the laboratories reference.

2. Acceptance: Submit soils analysis and recommendations to the Landscape Architect for acceptance. Amend topsoil per accepted soils analysis report.

3. Samples: The Landscape Architect reserves the right to take samples of the imported topsoil delivered to the site for conformance to the Specifications.

4. Rejected Topsoil: Immediately remove rejected topsoil off the site at Contractor's expense.

5. Stockpiling: If stockpiling is requested, locations and amounts of stockpiles will be designated by Owner.

B. Grading:

1. Import soil shall be similar in texture to existing on-site soil within the parameters set by the laboratory.

C. Chemistry - Suitability Considerations:

1. Salinity: Saturation Extract Conductivity (ECe x 103 @ 25 degrees C.) less than 4.0

2. Sodium: Sodium Absorption Ratio (SAR) less than 9.0

3. Boron: Saturation Extract Concentration less than 1.0 PPM.

4. Reaction: pH of Saturated Paste 5.5-7.5

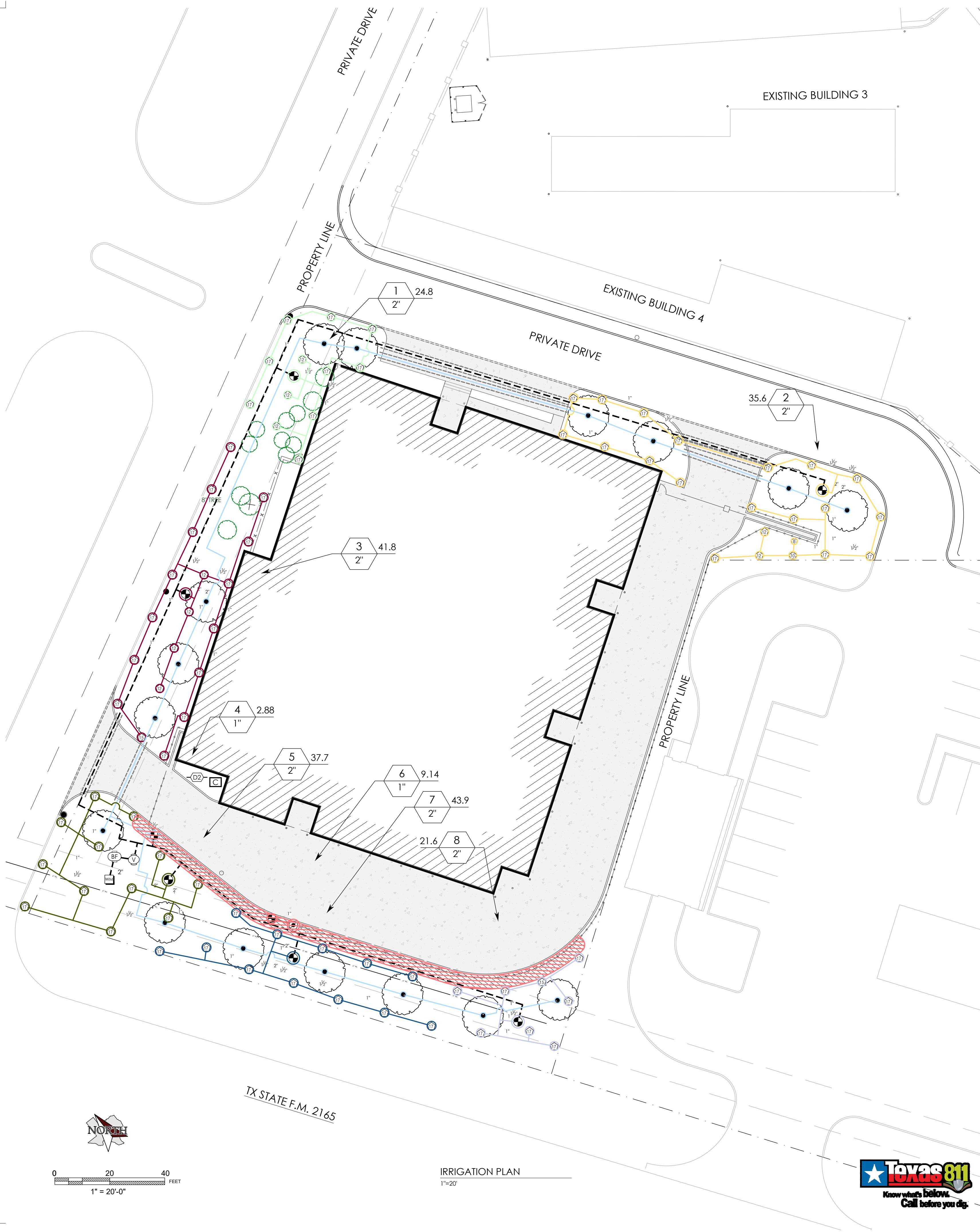
5. Pests: The population of any single species of plant pathogenic nematode: Fewer than 500 per pint of soil.

6. Fertility Considerations: Soil to contain sufficient quantities of available nitrogen, phosphorus, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting.

7. Source: of above shall be approved and conformity of material shall be laboratory verified for each 100 cubic yards of material delivered to site.

2.2 ORGANIC AMENDMENTS

- A. Organic matter product shall be based upon compost. The ash content shall be at least 15% and not more than 25%. Sand content shall be less than 2%. The pH shall not be less than 5.0 or more



IRRIGATION SCHEDULE

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE 1/2"	PIPE 1"	PIPE 1 1/2"	PIPE 2"	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter ICV-G	2"	Turf Spray	24.75	12	66.9	96.0	16.9		250.9	32.0	37.9	1.43 in/h
2	Hunter ICV-G	2"	Turf Spray	35.56	22	109.1	88.9	136.0	10.7	467.2	32.2	42	1.38 in/h
3	Hunter ICV-G	2"	Turf Spray	41.83	19	172.1	90.7	21.2	12.9	159.1	32.2	39.8	1.38 in/h
4	Hunter ICZ-101-40	1"	Drip Ring	2.88	16	619.1				34.6	19.8	24.2	0.61 in/h
5	Hunter ICV-G	2"	Turf Spray	37.7	12	104.3	35.7	54.1	18.8	55.0	32.3	38.2	1.12 in/h
6	Hunter ICZ-101-40	1"	Area for Dripline	9.14	914.0 l.f.		8.2			88.7	22.6	27.1	0.96 in/h
7	Hunter ICV-G	2"	Turf Spray	43.9	12	91.2	58.8	34.2	17.1	107.0	32.4	39.8	0.96 in/h
8	Hunter ICV-G	2"	Turf Spray	21.61	8	92.5	17.9	6.6		189.3	32.3	37.6	1.07 in/h

HYDRAULIC CALCULATIONS

1. SYSTEM IS DESIGNED WITH STATIC PRESSURE OF 55 PSI. TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

PEARL POINT STORAGE ADDITION

ROCKPORT, TX 78382
3257 TX-35

IRRIGATION PLAN

SUMMING

TREE & LANDSCAPE COMMITTEE AGENDA

Regular Meeting: Tuesday, July 16, 2024

AGENDA ITEM: 5

Discussion, consideration, and action regarding a request to the City Council to allow the Tree & Landscape Committee to expend funds for allowed expenditures from the Tree Mitigation Account with a “not to exceed” amount.

SUBMITTED BY: Community Planner / Carey Dietrich

BACKGROUND: Staff is requesting the Tree & Landscape Committee to request that City Council set a “not to exceed” amount that the Committee could authorize allowed expenditures without Council approval. Staff recommends a “not to exceed” amount of \$2,000.00 .

TREE & LANDSCAPE COMMITTEE AGENDA

Regular Meeting: Tuesday, July 16, 2024

AGENDA ITEM: 6

Discussion, consideration, and action regarding a request for an expenditure from the Tree Mitigation Fund in the amount of \$300.00 for the purpose of purchasing 24 Tanzfrosch 20 gallon Tree Watering Bags.

SUBMITTED BY: Cahir Person Shelly Steckler / Carey Dietrich

BACKGROUND: This is a request to purchase twenty four (24) 20 gallon tree watering bags for use on trees planted in an area that does not provide regular watering. These bags are reusable, heavy duty, slow release gator bags. Also, two bags can be zipped together to make one for larger trees. The cost for 24 bags is approximately \$258 which does not include taxes or shipping so we would like to request approval for an expenditure of \$300.



12 Pack 20 Gallon Tree Watering Bags, Reusable, Heavy Duty and Slow Release Gator Bags for Trees, Premium PVC Plant Drip Irrigation Bags, 5-8 Hours Releasing Time

Visit the Tanzfrosch Store

4.4 103 ratings

Amazon's Choice in Automatic Drip Irrigation Kits by Tanzfrosch

200+ bought in past month

\$128⁹⁹

Or \$32.25 / 2 weeks (x4). Select from 1 plan

One-Day

FREE Returns

Save 5% on 20 select item(s) promo code: AKFQSFQO [Terms](#)

Get \$80 off instantly: Pay ~~\$48.99~~ \$128.99 upon approval for the Prime Store Card. No annual fee.

Save 3% on 10 select item(s) promo code: JI... [1 Applicable Promotion](#)





2 Watering bags can be zipped together for bigger trees



How to install the tree watering bag

① Wrap this plastic water bag around the trunk



② Tighten the zipper



③ Zip up the bag



④ Pour water in the injection hole



TREE & LANDSCAPE COMMITTEE AGENDA
Regular Meeting: Tuesday, July 16, 2024

AGENDA ITEM: 7

Update regarding Tree Mitigation and Preservation Account balance.

SUBMITTED BY: Community Planner / Carey Dietrich

BACKGROUND: Attached please find the spreadsheet of deposits and expenditures for the Tree & Landscape Mitigation Fund.

ADDRESS	AMOUNT	PAYMENT	PAID BY	DATE
622 E Market	\$ 13,600.00	CK 0464775	Speedy Stop Food Stores	11/3/2022
802 ENTERPRISE	\$ 5,000.00	CK 8395	RICKS HOMES	2/27/2023
1824 YOUNG ST	\$ 1,000.00	MO 22-019041493	Darcy & Stacy Dorn	3/1/2023
1824 YOUNG ST	\$ 1,000.00	MO 22-019041494	Darcy & Stacy Dorn	3/1/2023
1824 YOUNG ST	\$ 1,000.00	MO 22-019041495	Darcy & Stacy Dorn	3/1/2023
1824 YOUNG ST	\$ 375.00	MO 22-019041496	Darcy & Stacy Dorn	3/1/2023
105 PEACHTREE DR	\$ 650.00	CK 297	AARON M PRIDGEON	4/5/2023
802 ENTERPRISE	\$ 15,000.00	CK 1072	RICKS HOMES	4/21/2023
802 ENTERPRISE	\$ 12,750.00	CK 1080	RICKS HOMES	5/22/2023
1812 W MARKET ST	\$ 20,100.00	CK 1001	MICHAEL HUNTER	5/31/2023
SIMMONS TREE FARMS	\$ (12,140.00)	PO# 22-00418	CITY OF ROCKPORT	10/2/2023
1812 W MARKET ST	\$ 1,350.00		MICHAEL HUNTER	8/8/2023
29 WHOOPING CRANE	\$ 900.00	2072	TURF'S UP LAWN MNGT	10/30/2023
			SIYATA STORAGE	
835 W MARKET	\$ 4,800.00		(NOSSON DUBIN	11/17/2023
Balance of FedEx/Arbor Day			FED X / ARBOR DAY	
Foundation \$12,000 Grant	\$ 6,554.93	PER FINANCE	FOUNDAITON	
1603 Pirate Dr (Highschool)	\$ 12,725.00	CK # 243720	Teal Const	1/23/2024
2302 Hwy 35 N - Starbucks	\$ 17,200.00	CK# 1503	DLS Realty Corp	3/7/2024
208 Doral	\$ 500.00	Ck# 1583	Chad/Gaylynn Diebel	4/17/2024
101 Poquito	\$ 3,400.00	CH# 0600	Christopher Nichols	7/5/2024
C Outdoors Billboard	\$ (300.00)	PO#		7/5/2024
Cooper Billboard	\$ (325.00)	PO#		7/5/2024
Total Account Balance	\$ 105,139.93			

PENDING

3588 SH 35 Bypass - Stripes	\$ 38,250.00
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TREE & LANDSCAPE COMMITTEE AGENDA
Regular Meeting: Tuesday, July 16, 2024

AGENDA ITEM: 8a

Report regarding leasing of Billboards #212 and #764

SUBMITTED BY: Community Planner / Carey Dietrich

BACKGROUND: Contracts were signed on June 26, 2024 for a one year lease on Billboard #212 and Billboard #764. The start date for the contracts is July 10, 2024.

COOPER OUTDOOR ADVERTISING, INC.

115 Waco St. • Corpus Christi, Texas 78401 • 361-882-3088

OUTDOOR ADVERTISING CONTRACT

ADVERTISER:

City of Rockport
Tree Ordinances for Rockport, Fulton and Aransas County
Attn: Carey Dietrich / cdietrich@cityofrockport.com
Billing: Pdodson@cityofrockport.com

COOPER OUTDOOR ADVERTISING, INC.
115 WACO ST.
CORPUS CHRISTI, TX 78401
(361) 882-3088

Corporation Partnership Sole Proprietorship Composition, if other:

ADVERTISER hereby contracts with COOPER OUTDOOR ADVERTISING, INC. for the production and maintenance of outdoor advertising bulletins as described below.

Billboard Locations	Size	Production	Cost Per Month
Panel #212 Rockport - 3/4 mi. S. of the "Y" Cross Read, Left Side	12x24	1 free vinyl	\$325.00

IN consideration for the advertising described above, ADVERTISER hereby promises to pay COOPER OUTDOOR ADVERTISING, INC. \$325.00 per month for a term of 12 months commencing July 10, 2024 upon terms and conditions set forth below.

TERMS AND CONDITIONS

1. Payments by ADVERTISER are due to the office of Cooper Outdoor Adv., Inc. within 30 days from invoice date every month.
2. Accounts which become delinquent after thirty (30) days are subject to cancellation and removal of advertising display, shall bear interest at 18% percent per annum from the due date of each payment, and shall be subject to a monthly late fee of \$20.
3. In the event commencement date is delayed because ADVERTISER has failed to deliver artwork, ADVERTISER shall be liable for the billboard rent from the commencement date.
4. All bulletin displays shall be executed and maintained in good and workmanlike manner by Cooper Outdoor Adv., Inc..
5. If the lights break on a lit sign we offer a 10% discount from the date the problem is reported until it is fixed. Not all signs are lit.
6. Delays of service due to weather (hurricanes, high winds), governmental restrictions, labor disputes, or other causes beyond the control of COOPER OUTDOOR ADVERTISING, INC. shall not constitute a breach of this agreement.
7. This contract contains the entire understanding between the parties and cannot be changed without mutual written consent of both parties. Advertiser will be responsible for all consequential damages sustained by Cooper Outdoor, due to Advertiser's failure to pay any amounts due, including payment of all attorney's fees, costs, expenses, or other costs of collection incurred by Cooper Outdoor. Any cause of action arising hereunder shall be brought in a court of competent jurisdiction in either Nueces or Dallas County, TX at Cooper Outdoor's sole election, as the county of mandatory venue. In the event any provision contained hereunder shall be held to be invalid or unenforceable, all remaining provisions will nevertheless be valid and of full force and effect.
8. Advertiser agrees to notify Cooper Outdoor Advertising, Inc. in writing not less than sixty (60) days prior to the expiration date of this lease agreement if it desires not to renew on the expiration date. The Advertiser agrees that this lease agreement shall remain in force at the rate applicable at the expiration date and following such expiration date until either party thereafter gives to the other sixty (60) days prior written notice of its intention to terminate and then, shall expire upon the expiration of the sixty (60) day period.
9. Advertiser's artwork, vinyls or any other materials connected to or associated with production and/or advertising and in possession of Cooper Outdoor Advertising, Inc. during or after contract period must be retrieved by the "Advertiser" within ten (10) days of expiration of contract from Cooper Outdoor Advertising, Inc. at our Corpus Christi office located at 115 Waco, Corpus Christi, Texas 78401. Cooper Outdoor Advertising, Inc. is not responsible for the condition of art once retired from a bulletin display.

ADVERTISER

By Michael Donohue
Building Development Director
(Title)

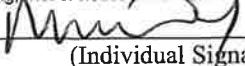
COOPER OUTDOOR ADVERTISING, INC.

6/26/24 By _____
(Date)

_____ (Date)

GUARANTY – If Corporate Account

In consideration of any extension of credit to the above named corporation, I hereby unconditionally guarantee the timely payment of all monies owing to Cooper Outdoor Advertising, Inc. by the corporation. This guarantee shall continue in effect until written notice of revocation has been received by Cooper Outdoor Advertising, Inc. Such revocation shall not effect this guaranty of all monies due, including accrued interest, attorney's fees and court costs, if applicable, as to contractual services rendered prior to receipt by Cooper Outdoor Advertising, Inc. of notice of revocation.

By _____

(Individual Signature)

Date 6/26/24

C. OUTDOOR, INC.
115 WACO ST. • CORPUS CHRISTI, TX 78401 • 361-882-3088
OUTDOOR ADVERTISING CONTRACT

ADVERTISER:

City of Rockport
Tree Ordinances for Rockport, Fulton and Aransas County
Carey Dietrich / cdietrich@cityofrockport.com
Billing: pdodson@cityofrockport.com

C. Outdoor, Inc.
115 Waco St.
Corpus Christi, TX 78401
(361)882-3088

Corporation Partnership Sole Proprietorship

ADVERTISER hereby contracts with C. Outdoor, Inc. for the production and maintenance of outdoor advertising bulletins as described below.

Location of Bulletin	Size	Vinyls	Cost Per Month
Panel #764 – Hwy 35 Bypass 1.2 mi. S. of Rockport Top, Cross Read	12x30	1 free vinyl	\$300.00

In consideration for the outdoor advertising described above, ADVERTISER hereby promises to pay C. Outdoor, Inc. \$300.00 per month for a term of 12 months commencing July 10, 2024 upon terms and conditions set forth below.

TERMS AND CONDITIONS

1. Payments by ADVERTISER are due to the office of C. Outdoor, Inc. within 30 days from invoice date every month.
2. Accounts which become delinquent after thirty (30) days are subject to cancellation and removal of advertising display, shall bear interest at 18% percent per annum from the due date of each payment, and a monthly late fee of \$20 per month.
3. In the event commencement date is delayed because ADVERTISER has failed to deliver or approve artwork, ADVERTISER shall be liable on a pro rata basis for the period of time caused by the delay.
4. All billboards shall be maintained in good and workmanlike manner by C. Outdoor, Inc..
5. If lights break on a lit sign we offer a 10% discount from the date the problem is reported by the advertiser until we get it fixed. Not all signs are lit.
6. Delays of service due to weather (hurricanes, high winds), governmental restrictions, labor disputes, or other causes beyond the control of C. Outdoor, Inc. shall not constitute a breach of this agreement.
7. This contract contains the entire understanding between the parties and cannot be changed without the mutual written consent of both parties.
8. Advertiser agrees to notify C. Outdoor, Inc. in writing not less than sixty (60) days prior to the expiration date of this lease agreement if it desires not to renew on the expiration date. The Advertiser agrees that this lease agreement shall remain in force at the rate applicable at the expiration date and following such expiration date until either party thereafter gives to the other sixty (60) days prior written notice of its intention to terminate and then, shall expire upon the expiration of the sixty (60) day period.

ADVERTISER

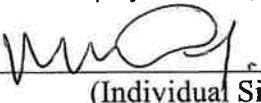
Michael Dodson
By Building & Development Director
(Title)

ACCEPTED: C. OUTDOOR, INC.

By _____

GUARANTY – If Corporate Account

In consideration of any extension of credit to the above the above named corporation, I hereby unconditionally guarantee the timely payment of all monies owing to C. Outdoor, Inc. by the corporation. This guarantee shall continue in effect until written notice of revocation has been received by C. Outdoor, Inc.. Such revocation shall not effect this guaranty of all monies due, including accrued interest, attorney's fees and court costs, if applicable, as to contractual services rendered prior to receipt by C. Outdoor, Inc. of notice of revocation.

By _____

(Individual Signature)

Date 6/26/24

**Call BEFORE
you CUT!**



**Rockport, Fulton, & Aransas County
ALL HAVE TREE ORDINANCES!**

